

ORDINANCE 17-41

Spring Mill Station SWC PUD

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
TITLE 16 – LAND USE CONTROLS**

This is a Planned Unit Development District Ordinance (to be known as Spring Mill Station SWC) to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1711-PUD-23), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 1711-PUD-23 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a Favorable recommendation (9-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on January 3, 2018; and,

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "Spring Mill Station SWC PUD". This Ordinance will supersede any previous Spring Mill Station SWC PUD and The Depot at Spring Mill Station PUD.
- 1.2 The provisions of the UDO as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the UDO that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district for **Lot 1, Lot 2, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8 & Lot 9** shall be **LB – Local and Neighborhood Business District**. The underlying zoning district for **Lot 3** shall be the **MF2 – Multi-Family Medium Density District**. Except as

modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the UDO applicable to the Underlying Zoning District shall apply.

- 1.4 Chapter ("Chapter") and Article ("Article") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 **Commercial Area:** Lots 1-2 & 4-9 to be described as "Commercial Area".
- 2.2 **Residential Area:** Lot 3 to be described as "Residential Area".
- 2.3 **Concept Plan:** The plan attached hereto and incorporated herein by reference as **Exhibit B.** Exhibit B is a general plan for the development of the Real Estate which depicts the lots boundaries, proposed improvements and landscaping.
- 2.4 **Controlling Developer:** The Controlling Developer shall be Westfield Residential Investors, LLC ("WRI"), its successors or assigns.
- 2.5 **Architectural Character for Commercial Area:** The illustration attached hereto and incorporated herein by reference as **Exhibit D.**
- 2.6 **Architectural Character for Residential Area:** The illustration attached hereto and incorporated herein by reference as **Exhibit C.**

Section 3. **Concept Plan.** The Concept Plan is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Compliance. The building sizes and locations are a concept, not fixed. As long as the individual building sizes do not exceed the maximum provided herein, and the overall building square footages do not exceed the overall maximums provided for herein, the Director may approve minor changes as being in substantial compliance with sizes and locations shown on the Concept Plan.

Section 4. **Underlying Zoning District.**

- 4.1 The underlying zoning district for the Commercial Area shall be LB – Local and Neighborhood Business District of the Unified Development Ordinance.
- 4.2 The underlying zoning district for the Residential Area shall be the MF2 – Multi-Family Medium Density District of the Unified Development Ordinance.

Section 5. **Permitted Uses.**

- 5.1 **Permitted Uses for the Commercial Area** – The uses permitted in the Underlying Zoning District for LB shall be limited to the following uses as defined in the UDO: Bank, Savings and Loan, Financial Institution (collectively "banks"); Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Restaurant

(Sit Down, Specialty, Takeout and Deli-style); Retail (Low-Intensity, Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities; Fire Station.

- 5.2 Service Hours for Lots Commercial Area – Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- 5.3 Hours of Operation for Lots Commercial Area – Any permitted restaurant, tavern/bar or retail use (excluding pharmacy/drug store) located on the Real Estate is prohibited from operating during the hours of 1:00 a.m. – 5:00 a.m.
- 5.4 Permitted Uses for the Residential Area – All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 3, except for the following: Utilities – Regulated by the IURC.

Section 6. **General Regulations.** The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

6.1 Article 4.11 MF2: Multi-Family Medium Density District

- A. Maximum Density: Twenty (20) Dwelling Units per acre
- B. Maximum Dwelling per structure: Thirty (30)
- C. Maximum Number of Dwelling Units in Lot 3: Two hundred ninety-two (292) units.
- D. Minimum Building Setback Lines: Front Yard: None
- E. Maximum Building Height: Three (3) stories, except that
 - (i) any buildings along the south property line (i.e. adjacent to Crosswind Commons development) shall be limited to two (2) stories;
 - (ii) no building shall be greater than Sixty (60) feet in height.

6.2 Article 4.14 LB: Local and Neighborhood Business District

- A. General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit.
- B. Use of Required Yards. As depicted in the Concept Plan, required front, side and rear yards may include driveways and parking areas, provided that no portion of the parking area may be located closer than four (4) feet to any right-of-way line,

and the remainder of said required yard shall be maintained as green space free from buildings or structures.

C. Maximum Building Sizes

- (i) The building labeled "Medical Offices" on the Concept Plan shall contain no more than 29,000 square feet of gross leasable area if such building is used as a medical office (including clinic or "micro" hospital); and no more than 20,000 square feet if used for any other permitted use.
- (ii) The maximum square footage, in the aggregate, of all buildings in the Commercial Area shall not exceed One Hundred Fifty Thousand (150,000) square feet of gross leasable area.

D. Minimum / Maximum Building Height

- (i) The minimum building height for the buildings fronting Spring Mill Road and 161st Street shall be a minimum of one and one half (1 ½) stories in height. This height may be a raised parapet. The minimum building height shall be eighteen feet (18'), if the building features a flat roof, as measured to the top of any parapet wall.
- (ii) No other building located in the Commercial Area shall be subject to minimum height requirements.
- (iii) The maximum height of any building in the Commercial Area shall be limited to two (2) stories.
- (iv) Any fire station which may be built on the Real Estate shall be exempt from the requirements of this Section 6.2(D).

E. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Variations to the pedestrian accessibility depicted in the Concept Plan may be approved by the Director.

- (i) An eight (8) foot wide path shall be provided along the Real Estate's 161st Street and Spring Mill Road frontages, as depicted on the Concept Plan. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular interval basis.
- (ii) All walkways internal to the Real Estate that cross vehicular ways (e.g. drive lanes, parking lots) shall be delineated and distinguished from the driving surface through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick.
- (iii) Perimeter trail and Central Trail to be installed. The Perimeter Trail is labelled as Pedestrian Path on Exhibit B and the Central Trail is labelled as Pedestrian Walkway on Exhibit B.
- (iv) A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and may encroach into the south and/or west

property line buffer yards described in Section 7 below as depicted in the Concept Plan.

- (v) Bike parking and common area benches shall be provided. The bike parking and common area benches shall be functional and architecturally consistent with the overall development.

Section 7. **Development Standards:** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. In addition, the follow shall apply:

7.1 Architectural Character Exhibit:

- A. For the MF2 areas, the architectural elevations incorporated in the Architectural Character for Residential exhibit are a general representation of the intended architecture and character for the proposed development of the Real Estate.
- B. For the Commercial areas, Architectural Character for Commercial Area exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the development. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the development's intent and vision. Each building constructed in the development shall meet the intent of the Architectural Character for Commercial Area exhibit by containing a minimum number of Building Materials and Architectural Features as described in Sections 7.1(D) and 7.1(E) below.
- C. **Building Materials.** The Building Materials Exhibit, attached hereto as **Exhibit D-1**, hereby incorporates building material requirements for each of the three (3) major exterior components of each Building to be constructed in the development: Roofing; Primary Exterior Walls; and Secondary Accent Walls. Each Building shall feature at least one item for each component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with **Exhibit D**, except that a Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component.
- D. **Architectural Features.** The Architectural Features Exhibit, attached hereto as **Exhibit D-2**, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the development. Each Building to be constructed in the development must contain at least four (4) of the architectural features as set forth in **Exhibits D-2**.
- E. **Trash Enclosures.** A trash enclosure will be allowed to be constructed for each lot. Alternatively, a combined trash enclosure will be allowed to be constructed to serve several lots. Trash enclosures will not be permitted between the buildings and 161st Street / Spring Mill Road. See **Exhibit E** for trash enclosure area of exclusion. On all lots, the trash enclosure will be constructed of a masonry material that is similar to the building on the lot with which it serves.
- F. **Administration.** Each Building shall be certified by the Controlling Developer as containing requisite Building Materials and Architectural Features prior to submitting same to the Director for final approval.

7.2 Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

- A. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.
- B. South Property Line. The Real Estate's south property is depicted in Lot 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.
- C. West Property Line. The Real Estate's west property is depicted in Lots 2 and 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.
- D. The Landscaping in the Parking Areas shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping. The landscaping shall also be in general conformance with that depicted in Exhibit B. If a conflict exists, a modification may be determined by the Director to accomplish the proposed parking areas as shown in the Concept Plan Exhibit B attached hereto.

7.3 Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:

- A. Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- B. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site's overall architectural design.
- C. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.

- D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.
- E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.
- F. Neon Lights. Neon lighting shall not be permitted.

7.4 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO.

- A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- C. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15) feet in sign height and one hundred and twenty (120) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.
- D. A monument sign shall be permitted for the road frontages of Lots 1, 2 and 3. The ground sign may be a maximum of six (6) feet in height and thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.

7.5 Drive-Thru Regulations. Drive-thru facilities shall only be permitted as follows:

- A. One drive-thru will be allowed on each of Lots 4, 7 and 9.
- B. A Bank, as depicted in the Concept Plan as Lot 7, shall have no more than two (2) drive-thru lane and one ATM lane.
- C. Lot 5 may have a patient or customer pickup area.

Section 8. Design Standards: The standards of Chapter 8: Design Standards shall apply to the development, except as otherwise modified below.

8.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below for the Residential Area.

- A. Minimum Open Space Minimum Open Space required to be 15%.
- B. Development Amenities: The following amenities shall be required as generally illustrated on the Concept Plan:

- (i) Clubhouse
- (ii) Fitness Center in Clubhouse
- (iii) Resort style pool at Clubhouse
- (iv) Business Center in Clubhouse
- (v) Grilling Cabana at Clubhouse
- (vi) Dog Park at Clubhouse
- (vii) Fitness Trail around perimeter of site
- (viii) Outdoor Classroom area (at pond through an agreement with Westfield Washington Schools)
- (ix) Pedestrian Walkway and Pedestrian Path as described in Section 6 (E) and depicted in **Exhibit B**.
- (x) Trail around pond for school activities (through an agreement with Westfield Washington Schools)

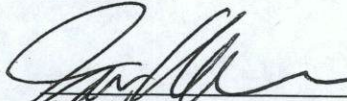
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 26 DAY OF
Nov, 2018.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

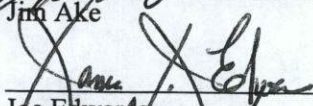
Voting Against

Abstain


Jim Ake

Jim Ake

Jim Ake


Joe Edwards

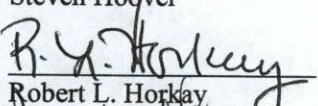
Joe Edwards

Joe Edwards


Steven Hoover


Steven Hoover

Steven Hoover


Robert L. Horkay

Robert L. Horkay

Robert L. Horkay


Mark Keen

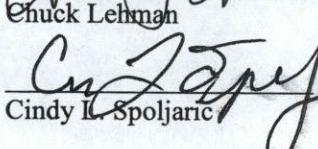
Mark Keen

Mark Keen


Chuck Lehman

Chuck Lehman

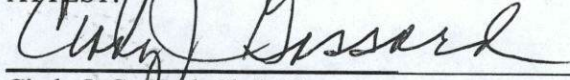
Chuck Lehman


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

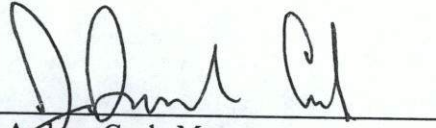
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: David C. George.

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 17-41** was delivered to the Mayor of Westfield on the 27th day of Mar, 2018.


Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 17-41
this 28 day of March, 2018.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 17-41
this ____ day of _____, 2018.

J. Andrew Cook, Mayor

ATTEST:

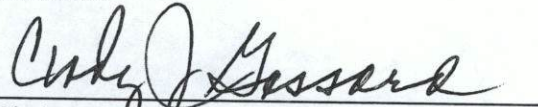

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

THIS INSTRUMENT PREPARED BY:
BANNING
 ROBERT JASON COYLE, P.E.
 BANNING ENGINEERING, PC
 801 COLUMBIA ROAD, SUITE 101
 PLAINFIELD, INDIANA 46168
 PHONE: 317-787-3700
 EMAIL: RJC@BANNINGENGINEERING.COM
 WEB: WWW.BANNINGENGINEERING.COM

201703104 PLAT 040.00
 01/23/2017 01:50:20 PUG
 Approved for Record
 Recorded as Presented
 01/23/2017 01:50:20

SPRING MILL STATION SECONDARY PLAT

PART OF THE NE 1/4 OF THE SE 1/4, SEC. 10, T18N-R3E
WESTFIELD, HAMILTON COUNTY, INDIANA

PCS SLIDE 628

DUTY ENTERED FOR TAXATION
 Subject to final acceptance for transfer
 by the State of Indiana
 2017
 Approved by the Indiana Secretary of State
 Page 1

THIS INSTRUMENT PREPARED FOR:
 CNG RESIDENTIAL, LLC
 C/O DAVID GEORGE
 805 CITY CENTER DRIVE, SUITE 160
 CARMEL, IN 46032
 PHONE: 317-575-9400

SOURCE OF TITLE: WARRANTY DEED INSTR. NO. 2015064033

PLAN COMMISSION NUMBERS: 1506-PUD-11;
 1610-SFP-01;
 1610-001-10

ZONING: SPRING MILL STATION SMC PUD

SUBMISSION DATE: SEPT. 2, 2016

VICINITY MAP
NO SCALE

KEY MAP
SCALE: 1" = 200'

LEGEND

D.E.	DRAWN/AS SHOWN
E.E.	UTILITY EASEMENT
R/W	RIGHT OF WAY
SQ. FT.	SQUARE FEET
A.S.L.	BUILDING SETBACK LINE
A.C.	ACRES, MORE OR LESS

SUBDIVISION MONUMENTATION

○ DENOTES A 5/8" REBAR, 36" LONG, WITH CAP STAMPED "BANNING ENG FIRM 00060", UNLESS OTHERWISE NOTED

● DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM 00060"

□ 4" DIA. PRECAST CONCRETE MONUMENT, 36" LONG, WITH 5/8" REBAR WITH CAP STAMPED "BANNING ENG FIRM 00060"

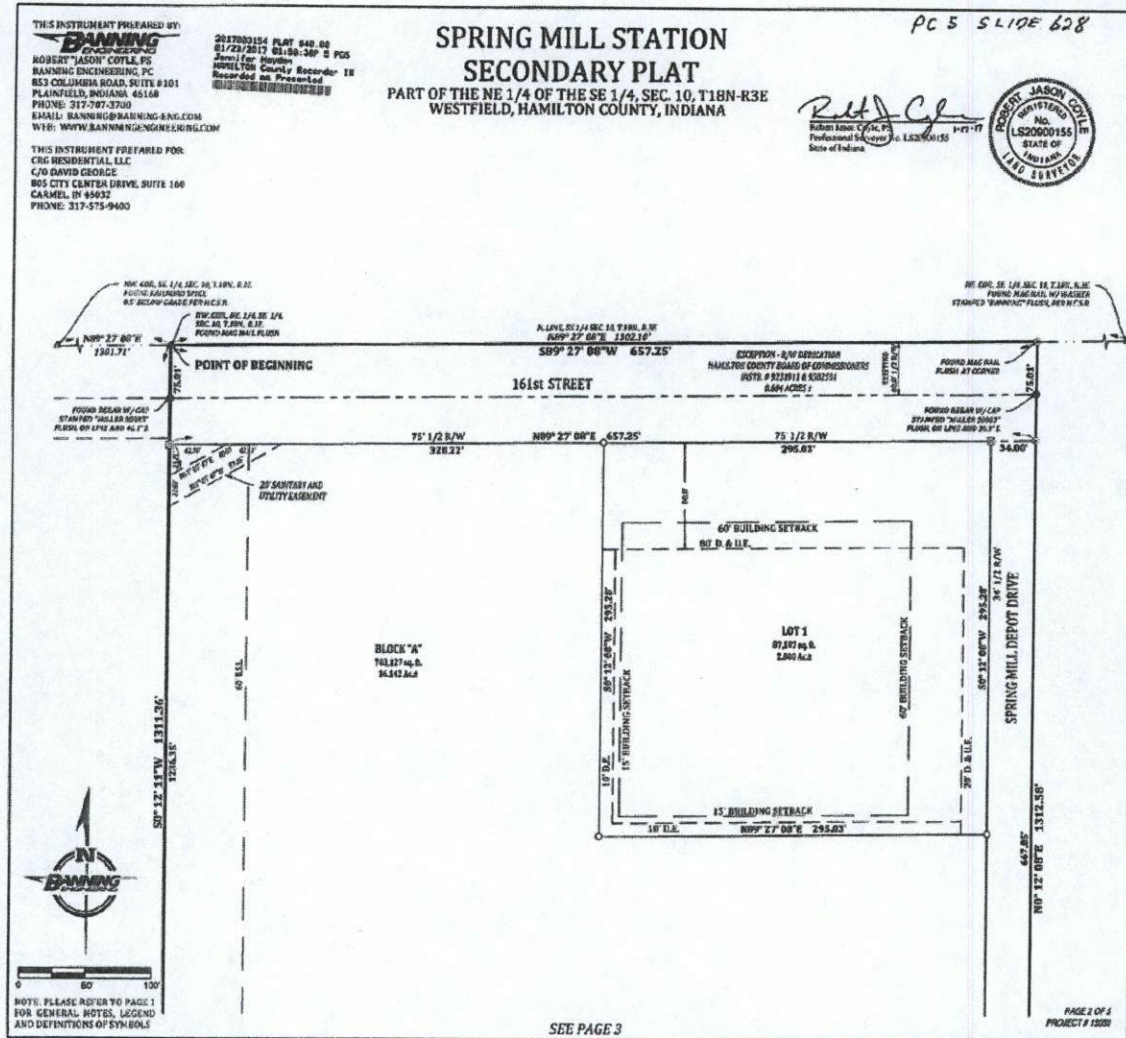
ALL OF THE MONUMENTS SHOWN WITHIN THE PLAT WERE SET FLUSH WITH THE SURFACE AND PRIOR TO THE RECORDING OF THIS PLAT.

1-19-19

PAGE 1 OF 5
PROJECT #1505

EXHIBIT A LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2



DESCRIPTION OF REAL ESTATE: Lots 1 & 2

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EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: Lots 3 & 4

The Depot at Spring Mill Station PUD District

EXHIBIT A

SPRING MILL STATION SW CORNER

Quitclaim Deed - Instrument Number 200000060281

Begin 39 5/6 rods east of the southwest corner of the northeast quarter of the southeast quarter of Section 10, Township 18 North, Range 3 East, and run north 80 rods; east 40 1/6 rods to the east line of said section; south 80 rods; west to beginning containing 20 acres more or less.

Exception: Warranty Deed - Instrument Number 9423047

As part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 600.00 feet along the east line of said section; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds West 525.00 feet; thence North 45 degrees 00 minutes 00 seconds West 49.50 feet; thence South 90 degrees 00 minutes 00 seconds West 577.25 feet; thence North 00 degrees 00 minutes 00 seconds West 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East 657.25 feet along the north line of said quarter section to the POINT OF BEGINNING and containing 1.609 acres, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.612 acres, more or less.

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EXHIBIT B
CONCEPT PLAN

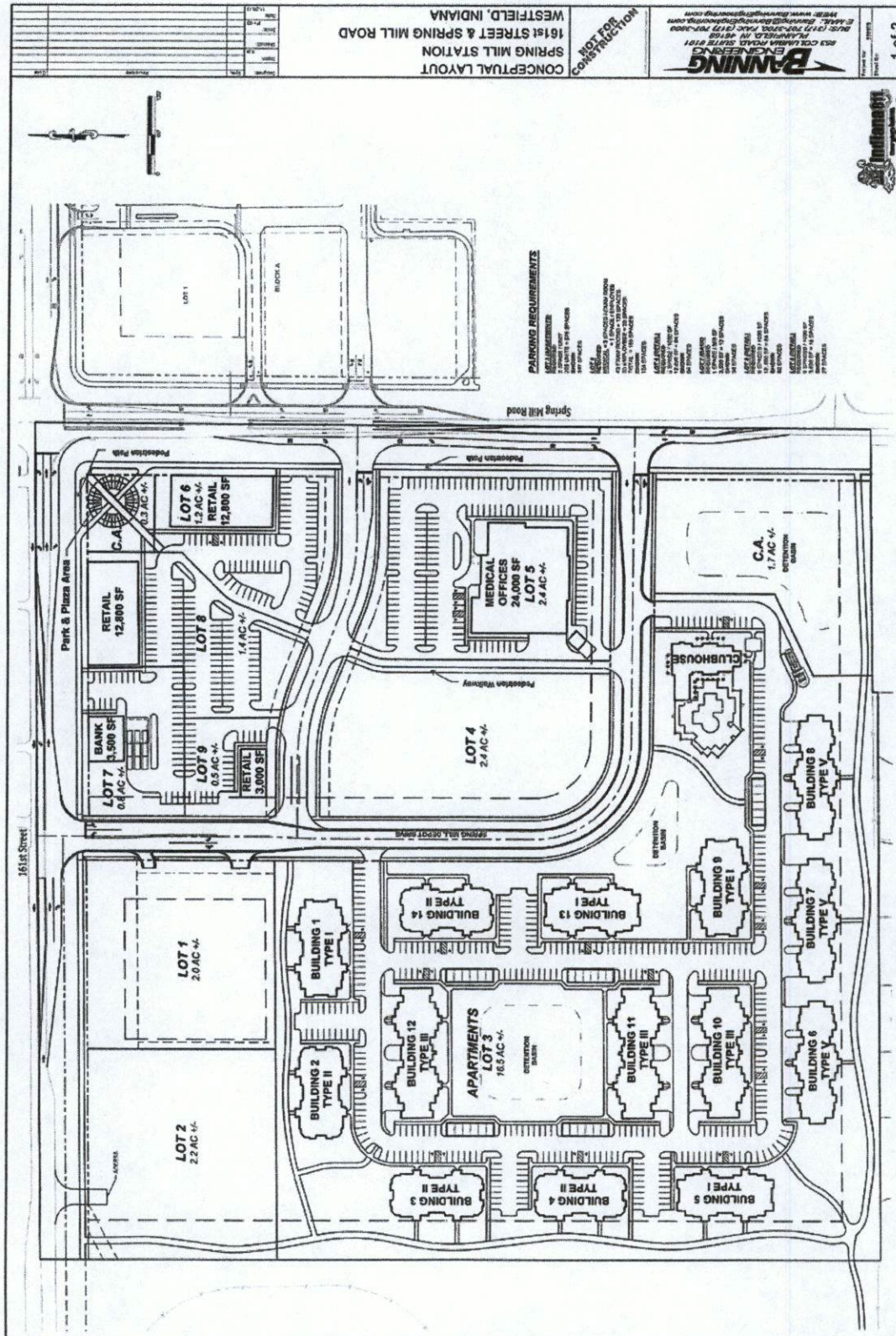


EXHIBIT B CONCEPT PLAN

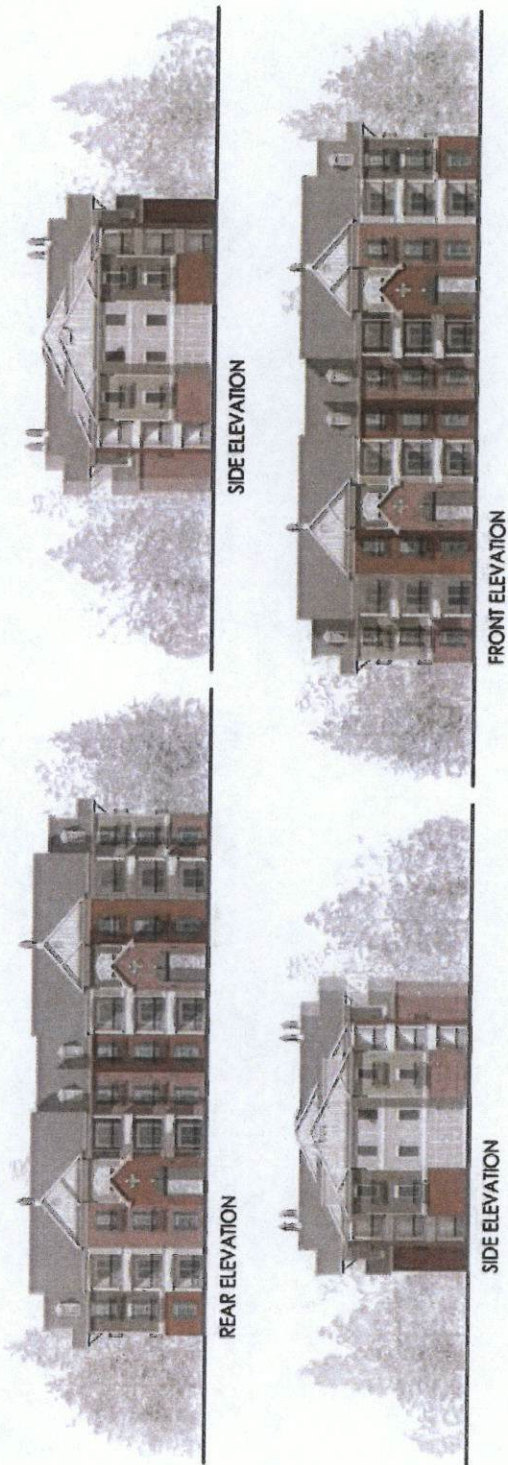


EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



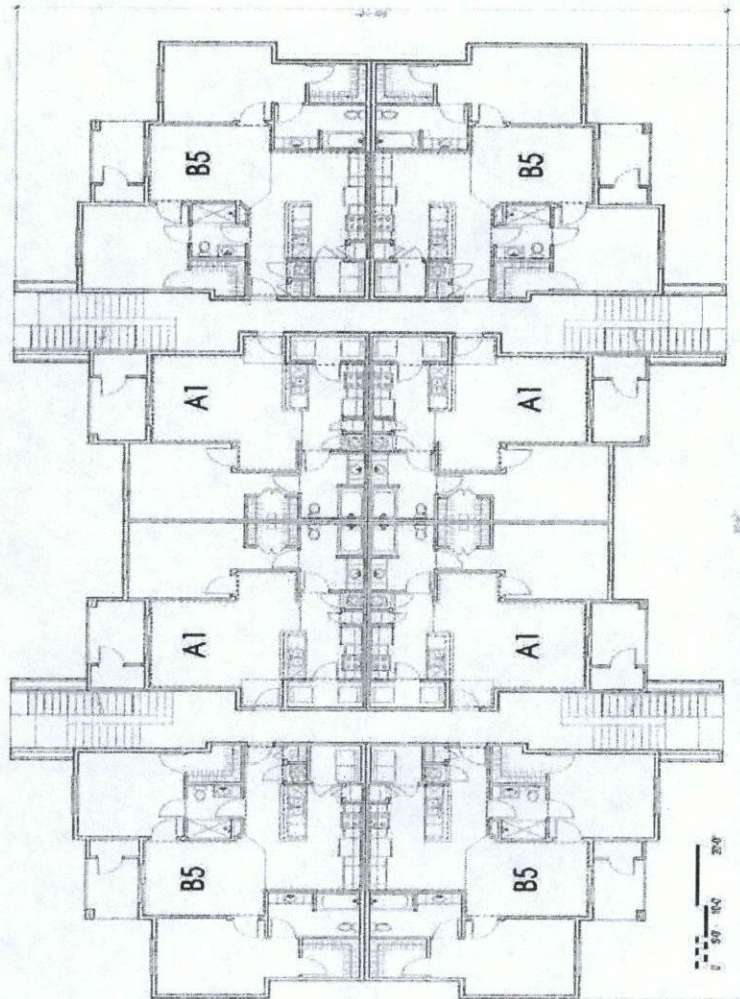
CLUBHOUSE - FRONT ELEVATION
SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE I - EXTERIOR ELEVATIONS
SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA

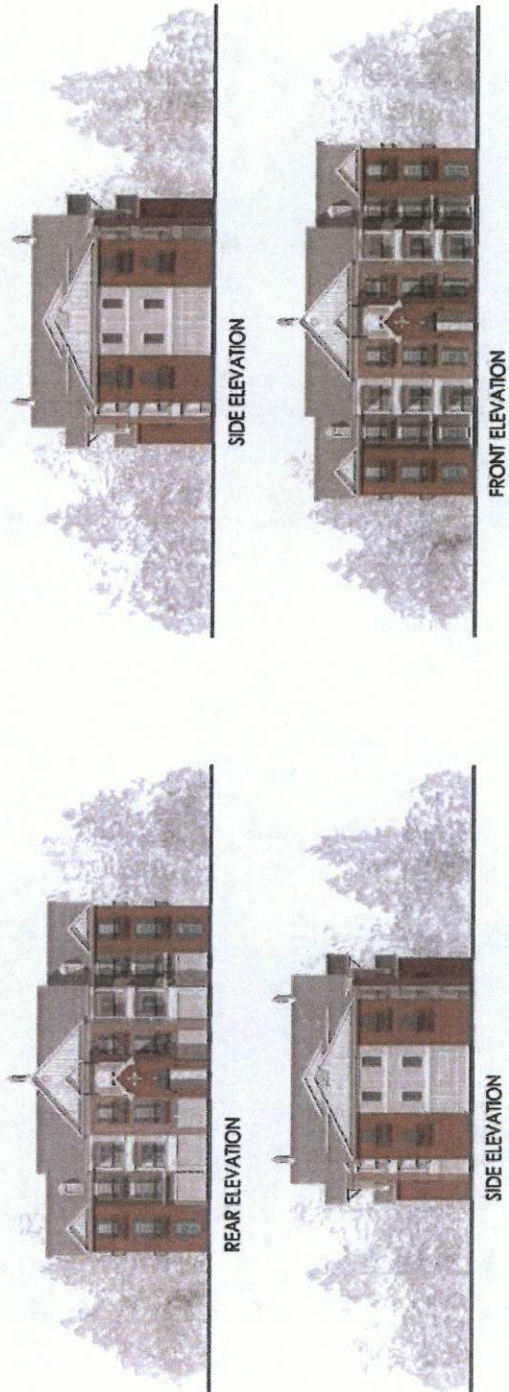


BUILDING TYPE I - FLOOR PLAN
SPRING MILL STATION

WESTFIELD, INDIANA

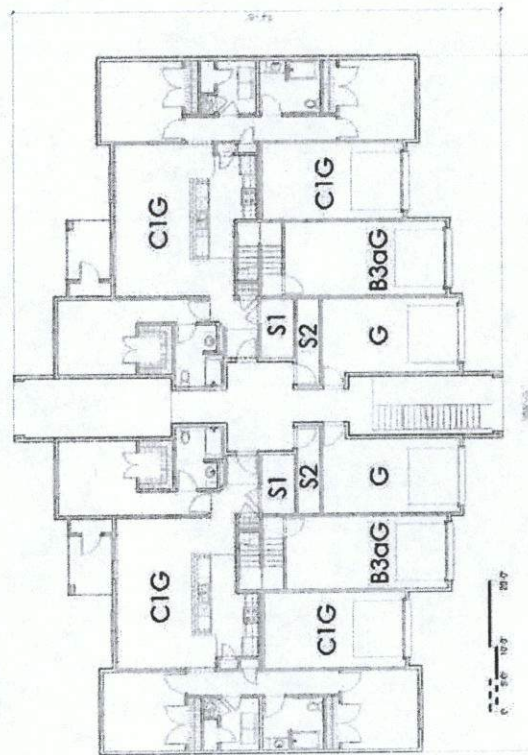
April 30, 2015

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE IV - EXTERIOR ELEVATIONS
SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



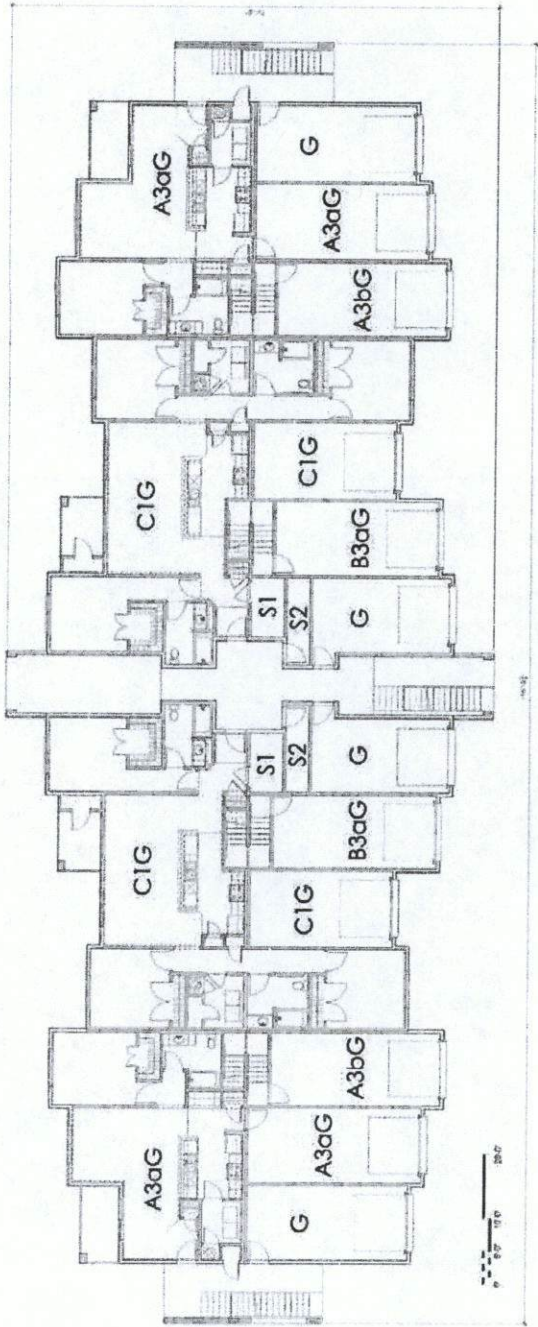
BUILDING TYPE IV - FLOOR PLAN
SPRING MILL STATION
WESTFIELD, INDIANA
April 30, 2015

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE VII - EXTERIOR ELEVATIONS
SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE VII - FLOOR PLAN
SPRING MILL STATION
WESTFIELD, INDIANA
July 28, 2015

EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

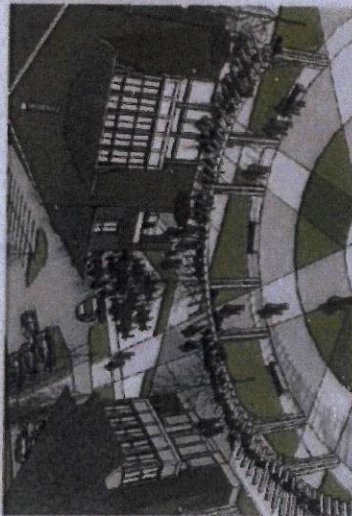
DESIGN CONCEPT: NEIGHBORHOOD CENTER



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

- Foster Community Activity
- Promote Local Economy
- Enhance Community Identity
- Provide Site for a Flexible Event Space, Drawing People Into the Development



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EXHIBIT D **ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA**

The Depot at Spring Mill Station PUD District

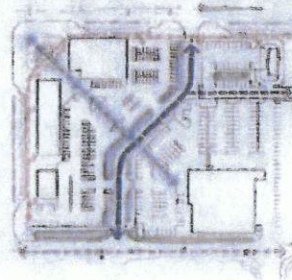
DESIGN CONCEPT: CONNECTIVITY



THE DEPOT AT SPRING MILL STATION **EXHIBIT D - ARCHITECTURAL CHARACTER**

Design Goals:

- Promote Engagement with Pedestrians and Bike Users Utilizing the Trail
- Create a Strong Axis to Neighborhood Center
- Engage with Green Infrastructure
- Draw the Community into the Site



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EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

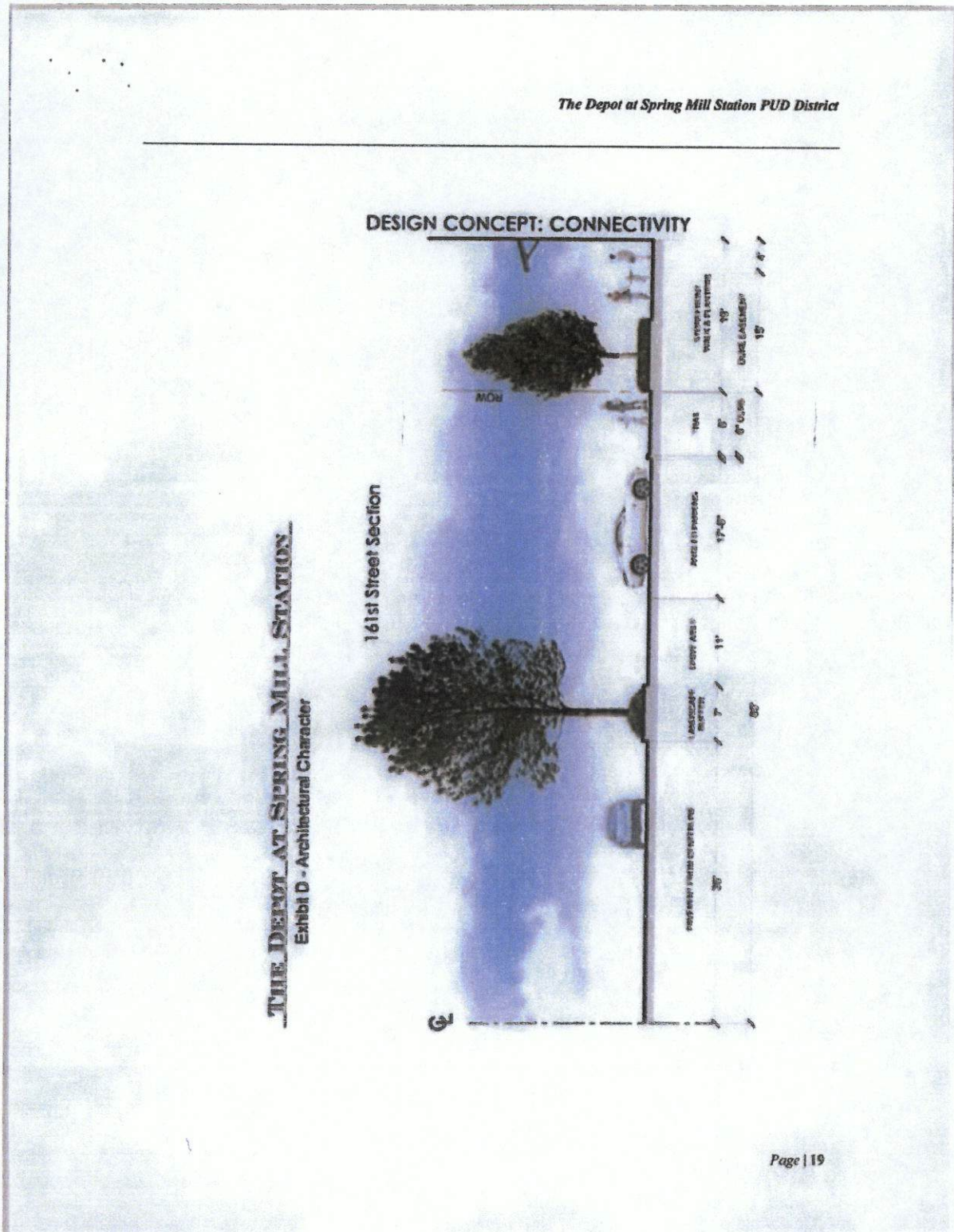


EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE



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EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER



Hip Roofs

Broad Overhangs

Dormers

Bracketed Eaves

Masonry Patterns & Accents

Arched Doors & Windows

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EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER



- Exposed Framing
- Broad Overhangs
- Covered Porches and Walkways
- Brick/Stone Masonry Exterior Materials
- Arched Windows

EXHIBIT D-1
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

THE DEPOT AT SPRING MILL STATION
EXHIBIT D1 - BUILDING MATERIALS













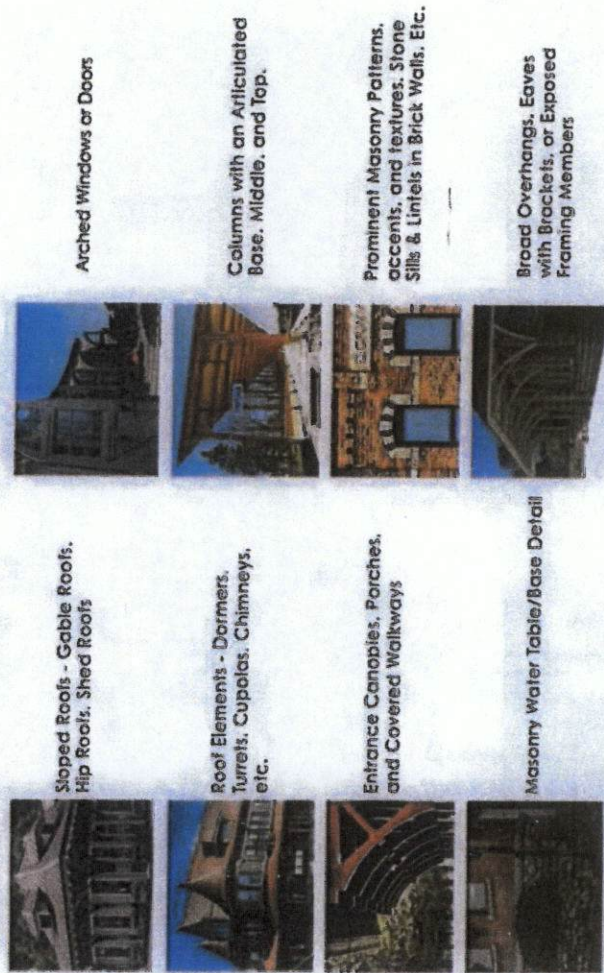
Roofing Material			
			
Primary Exterior Wall Materials (80% of Solid Wall Area Minimum)			
			
Secondary/Accent Wall Materials (20% of Solid Wall Area Maximum)			
			

EXHIBIT D-2 ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

The Depot at Spring Mill Station PUD District

DESIGN ELEMENTS: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION EXHIBIT D2 - ARCHITECTURAL FEATURES



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